



OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate:

Please Print legibly

I agree to pay the purchase price of any property marked below owned by Waukon State Bank:

Tract	Total Price (Acres x Price/Acre)
Tract 1 – 9 Acres M/L Sow Farm with possible Conversion Options	
Tract 2-14 Acres M/L High Quality Tillable Land	
All Farm Offer	

Buyer Represents:

1. This offer for real estate includes in the purchase price all buildings, fixtures, equipment, tools, appliances, generators, manure inventory (“Manure”), parts and supplies owned by Seller now located in or upon the premises that are integral to the operation of the hog facilities.
2. If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit five percent (5%) of the purchase price as a down payment on execution of the contract. This payment to be submitted to the Growthland Real Estate Trust account within 3 business days of offer acceptance.
3. Formal Purchase Agreement to include but not be limited to the following Buyer contingencies:

Growthland

Appraisals, Management, Brokerage, & Advising

4. The property will be conveyed by a Warranty Deed which conveys an insurable title, subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or before **November 20, 2024**.
5. Having met the contingencies in the Formal Purchase Agreement, possession of the above-described premises shall be delivered to me upon close subject to existing leases. I will take the property "AS-IS/WHERE-IS" in its present condition at that time.
6. Sellers shall have the Abstract of Title extended and submit to Buyer. Buyer's attorney to develop title opinion, stating any objection and only objections stated shall be considered. Abstract shall show good and merchantable title subject to all easements and restrictions of record. Sellers agree to convey title by General Warranty Deed.
7. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):

8. Seller options on a Real Estate Only or Real Estate and Livestock basis:
 - a. Accept one bid
 - b. Negotiate with one bid
 - c. Ask bidders to proceed to a highest and final offer. If occurs:
 - i. Bidders will be notified of the highest bid on both Real Estate and Livestock over Real Estate only bids.
 - ii. Bidders will be given a one-time opportunity to increase their bid
 - d. Reject all bids and retain ownership if the sum of the bids does not exceed minimum bids listed above.



THIS FORM MUST BE RECEIVED NO LATER THAN 5 P. M. CENTRAL TIME OCTOBER 15, 2024 BY E-MAIL to bids@growthland.com , MARKED "SEALED BID OFFER – Kossuth County".

_____ Buyer Printed Name	_____ Buyer Printed Name
_____ Street Address	_____ Street Address
_____ City, State, Zip	_____ City, State, Zip
_____ Phone	_____ Phone
_____ Email	_____ Email
_____ Signature	_____ Signature
_____ Date	_____ Date